

**COLUMBUS PLAN COMMISSION
AUGUST 7, 2002 AT 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: John DeLap president, Craig Hawes, John Hatter, Shirley Todd, Jack Heaton, Patricia Zeigler, Steve Ruble and Page Gifford.

Members Absent: Gary Nienaber, Craig Hawes and Mike Thomasson.

Staff Present: Roger Hunt, Planning Director, Laura Thayer, Heather Waltz, Tiffany Strait, Thom Weintraut, Alan Whitted, Deputy City Attorney, and Tom Finke, County Plan Commission Liaison.

LIAISON REPORTS

Written reports were received and discussed.

CONSENT AGENDA

Motion: Ms. Zeigler made a motion to approve the July 10, 2002 minutes. Ms. Heaton seconded the motion and it passed unanimously.

OLD BUSINESS

PP-02-03, SHADOW CREEK FARMS, SECTION 3 PRELIMINARY SUBDIVISION, By Crossman Communities Partnership, is a proposal to create 130 lots totaling 55.894 acres. The property is located near the southeast corner of the intersection of CR 200 South and CR 225 West, with frontages on the south side of 200 South and the east side of CR 225 West in Columbus Township.

PUDF-02-03, SHADOW CREEK FARMS, SECTION 3 FINAL PUD PLAN, A petition by Crossman Communities Partnership to approve a detailed final Planned Unit Development for property totaling 55.894 acres. The property is located near the southeast corner of the intersection of CR 200 South and CR 225 West, with frontages on the south side of 200 South and the east side of CR 225 West.

SHADOW CREEK PHASING PLAN (revised), Plan submitted in fulfillment of condition #2 of Preliminary PUD Plan (PUD-99-2, approved November 16, 1999)

Mr. Hunt reported that the petitioners have requested continuance until the September meeting for all three Shadow Creek items.

Mr. DeLap opened the meeting to the public.

There was no one present to speak for or against this request.

Mr. DeLap closed the meeting to the public

Motion: Mr. Hawes made a motion to continue these three requests to the September 4, 2002 meeting by voice vote as per request by the petitioners. Mr. Heaton seconded the motion and it passed unanimously.

NEW BUSINESS REQUIRING COMMISSION ACTION

MP-02-12, PALMER MINOR SUBDIVISION, By Dawn Palmer, is a proposal to create 3 lots and an ag remainder totaling 37.84 acres. The property is located on the northeast corner of intersection of CR 300 South and CR 475 West in Harrison Township.

E.R. Gray requested a continuance of this request to the September 4th, 2002 meeting on behalf of the petitioners.

Mr. DeLap opened the meeting to the public.

Dave Schwartzokf stated he had attended a meeting in June regarding this case and wanted to know the difference between the presentation of that plan and the one presented at this meeting.

Mr. Hunt stated that the difference was that in June the issue was zoning. Then the applicants were requesting permission to create one more building lot that normally would be allowed at the last meeting. This request if heard tonight is permission to create a subdivision, which is related but different from zoning.

Mr. DeLap closed the meeting to the public.

Motion: Mr. Hawes made a motion to continue this request to the September 4, 2002 meeting. Mr. Thomasson seconded the request and it carried with a vote of 9-0.

MP-02-13, RAIN TREE WEST MINOR SUBDIVISION, By Rick Johnson, is a proposal to create 2 lots and an ag remainder totaling 18.24 acres. The property is located approximately 400 feet west of the intersection Harrison Court and Tulip Drive in Harrison Township.

Mr. DeLap withdrew from participation this case because of a conflict of interest.

Mr. Ruble was acting president in the absence of Mr. DeLap and Mr. Gifford.

E.R. Gray of E.R. Gray and Associates asked for a continuance on behalf of the petitioners.

Mr. Ruble opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Ruble closed the meeting to the public.

Motion: Mr. Hawes made a motion to continue this request. Mr. Thomasson seconded the motion and it carried with a vote of 8-0, with Mr. DeLap abstaining.

Mr. DeLap resumed the chair.

INITIATE REZONING FOR LARRY CALHOUN PROPERTY

Mr. Hunt explained that this was a follow-up to the city's assuming planning jurisdiction for this small area.

Ms. Zeigler made a motion to rezone the Larry Calhoun property and for staff to prepare a rezoning

ordinance for this property so it can go through the proper channels. Mr. Thomasson seconded the motion and it passed unanimously by voice vote.

DISCUSSION ITEMS

Ms. Strait gave an update on the frontage requirements in the ag district in the city. Currently there is a policy of 150 feet frontages, but this is not stated in the zoning ordinance. In order to be consistent and to make that hold in discussion with developers and surveyors, staff would like the board to initiate an amendment to the ordinance. Ms. Zeigler asked why it was a 150 ft? Ms. Strait stated that all zoning districts have frontage requirements except the ag district. Ms. Thayer also stated that frontage requirement would allow more flexibility and better access for the lot.

Mr. Hunt stated as the city two mile jurisdiction develops we are looking at more building and the sites being broken up into smaller lots.

Mr. Gray stated that perhaps the City ordinance could be tailored to match the County ordinance. He said maybe it should be looked at more broadly and also he was apprehensive why the 150 ft would be mandated. He commented that the restriction would probably prevent cul-de-sac development.

Mr. Hunt said that this would apply only to ag zoning which would allow only two lots to be created at a time. Much discussion was held on this item.

Mr. DeLap stated that they would move forward with the draft and discussion as Ms. Strait had requested.

REPORTS & RECOMMENDATIONS

Ms. Thayer stated that the proposal from K.K. Gerhart Fritz had been passed out at the last meeting. She said she had put together a questionnaire for members to fill out and return with comments to the planning department. We will also be coordinating with the county members. Ms. Thayer stated she would be faxing this information to the county as well.

DIRECTOR'S REPORT

Mr. Hunt stated that the Comprehensive Plan, Phase II is now adopted and in place. He also said that he had requested in the city budget this year some funding to rewrite the ordinances. The next step is that we have contracted with Christopher Burke to prepare a draft for the thoroughfare plan as the transportation component of the Comprehensive Plan. There is a draft to review and there doesn't seem to be a lot of in house revision necessary, Mr. Hunt stated.

Mr. Hunt said there could be some working sessions with the public being allowed to speak. Mr. Hunt said the goal was to have something to the City Council at the end of the year.

Ms. Thayer reminded the Board of IPA Regional Planning Conference in Covington, KY. The dates will be September 11, 12 & 13, 2002. There would be two slots open from this board to attend if someone wishes to attend. Please let the office know by August 23, 2002.

ADJOURNMENT 4:40 P.M.

THE PLAN COMMISSION MEETING IS WHEELCHAIR ACCESSIBLE. IF YOU SHOULD REQUIRE ANY ADDITIONAL ACCOMMODATION, PLEASE CONTACT THE PLANNING DEPARTMENT PRIOR TO THE TIME OF THE MEETING.